



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
September 6, 2016 1:30pm

## 7. APPLICATION: Woodside at Holton Run | Zoning Text Amendment

Project Number: 201608050054  
Location: Edgerton and Demorest Drives (040-009244)  
Proposal: To amend the zoning text for Holton Run to allow for the development of ranch-style condominiums  
Applicant: Jim Lipnos, Homewood Corporation, 2700 E. Dublin Granville Road, Columbus, OH 43231

### Relevant Code Section(s):

- 1139.03 Method of Zoning Change – Reversion of Zoning Classification
- C-51-03 Holton Run Zoning Text

### Project Summary

The applicant is proposing to amend the approved zoning text for the Holton Run PUD, approved with C-51-03. The proposed text amendment will only affect the Condominium Housing section of the text (Reserve A). Proposed amendments include reducing the permitted number of units in the development, eliminating two of the housing style options, and allowing for units with one-car garages. Other standards initially outlined in the zoning text that are not proposed to change with this amendment include the minimum square footage of units, maintenance responsibilities, and landscape requirements. The proposed amendment also adds a statement to the introduction allowing for deviations from the zoning text to be granted as part of the development plan process, as long as the proposed deviations are “consistent with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility between uses within or in proximity of the property.

The proposed amendments will create a zoning text appropriate to develop the condominium site according to the preliminary development plan for Woodside at Holton Run, approved by City Council in August 2016 with CR-47-16.

### Review of Proposed Changes

The applicant is proposing to make the following changes to the Holton Run zoning text:

#### **Reserve A (Condominium Housing) (14.5± acres)**

Reserve A shall consist of ~~84~~ a maximum of 56 detached, ranch-style condominium-housing units and one clubhouse on approximately 14 acres. All streets will be private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are to be provided by a condominium association.

Owners will be purchasing individual dwelling units and the condominium association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to any common area. Minimum square footages shall be 1,400 for ~~all ranch units, 1550 for story and a half unit, and 1600 for two story units.~~ Furthermore, all units shall have ~~a~~ either a one or two car attached garage. All buildings will have a unified residential scale appearance. ~~Basements will be offered as an option to buyers during the building process.~~ The open space and all landscape buffers, ponds and other features shall be owned by the condominium association as common property. Maintenance and repair of common areas, including landscaping, private roadway and entrance features, shall be the responsibility of the condominium association. Landscaping shall, at a minimum, comply with the City's landscape code.

### **Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.